

25,000 - 69,500 SF *INDUSTRIAL FACILITIES*

FOR SALE

3172 Highway 22, Dickinson, ND 58801





THE PROPERTY

CBRE is proud to introduce this exceptional industrial property, encompassing a total of 69,514 square feet of well-appointed space and strategically positioned on a generous 10.4-acre land parcel. Experience the advantage of convenient paved access and immediate proximity to the dynamic oil and gas sector.

The large campus offers the ability to purchase the property as a whole or in two sections; the north building and the south building.

- **8' Security Fence w/ Automatic Gates**
- **Wash Bay in Storage Garage**
- **Floor Drain in Shop**
- **Heated Shop and Garage**
- **Furniture, Fixtures, and Equipment Included**
- **6" Reinforced Concrete Floors**
- **Two Covered Parking Areas**
- **Partially Sprinkled**

PROPERTY DETAILS

Address	3172 Highway 22 Dickinson, ND 58601
Number of Buildings	8
Total Square Feet	69,514
Office SF	33,781
Shop SF	14,233
Garage SF	21,500
Price	South Building: \$5,000,000 North Building: \$3,000,000
Construction	Shops: Concrete Office: Metal w/ Wood Frame Garages: Metal w/ Steel Frame
Drive-Ins	(3) Drive-ins w/ 16.5' W x 18' H OH doors (3) Drive-thrus w/ 14' W x 16' H OH doors (16) Drive-ins w/ 10' W x 9' H OH doors
Years Built	2007, 2009, 2011, 2012
Land Area	10.4 Acres
Zoning	Industrial
Parcel Numbers	27-4053-04786-100

SOUTH BUILDING

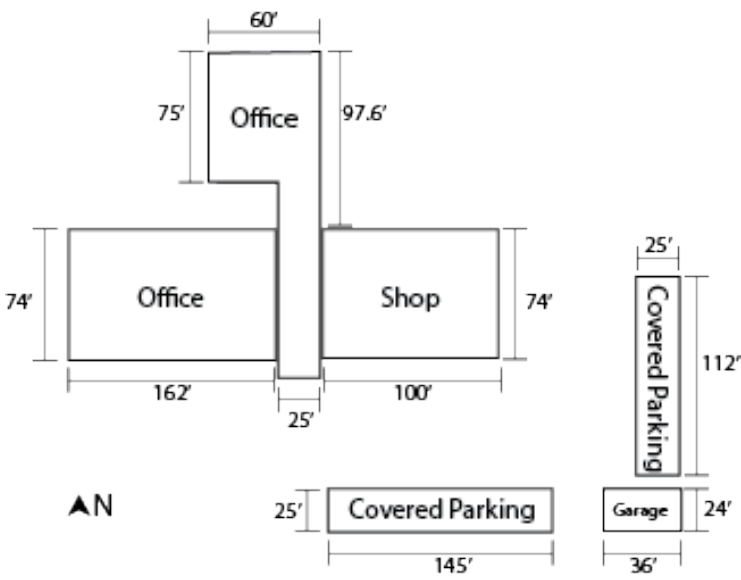
- 8' Security Fence w/ Automatic Gates
- Heated Shop
- Furniture, Fixtures, and Equipment Included
- 6" Reinforced Concrete Floors
- City Water & Natural Gas
- Separately Metered

Property Type / Zoning	Industrial
Number of Buildings	4
Total Square Feet	44,037
Office SF	33,781
Shop SF	3,256
Garage SF	7,000
Price	\$5,000,000
Construction	Office: Metal w/ Steel Frame Shop: Metal w/ Steel Frame
Drive-Ins	(3) Drive-ins w/ 16.5' W x 18' H OH doors
Years Built	2007, 2009, 2013
Land Area	3.4 Acres
Parcel Numbers	27-4053-04786-100



*All property outlines can change to fit users needs

SOUTH BUILDING



SOUTH BUILDING OFFICE



SOUTH BUILDING OFFICE



SOUTH BUILDING SHOP



SOUTH BUILDING FLOOR PLAN - MAIN FLOOR



SOUTH BUILDING FLOOR PLAN - SECOND FLOOR



NORTH BUILDING

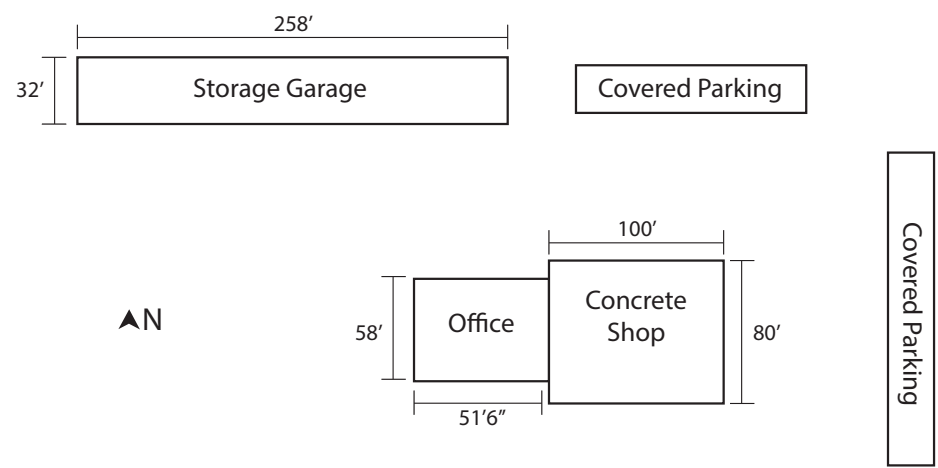
- 8' Security Fence w/ Automatic Gates
- Heated Shop and Storage Garage
- Wash Bay & Floor Drains
- Furniture, Fixtures, and Equipment Included
- 6" Reinforced Concrete Floors
- City Water & Natural Gas
- Separately Metered

Property Type	Industrial
Number of Buildings	4
Total Square Feet	25,477
Office SF	2,977
Shop SF	8,000
Garage SF	14,500
Price	\$3,000,000
Construction	Office: Metal w/ Steel Frame Shop: Metal w/ Steel Frame Garage: Metal w/ Steel Frame
Drive-Ins	(3) Drive-thrus w/ 14' W x 16' H OH doors (16) Drive-ins w/ 10'W x 9'H OH doors
Years Built	2011 & 2012
Land Area	7.0 Acres
Parcel Numbers	27-4053-04786-100



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NORTH BUILDING



NORTH BUILDING OFFICE



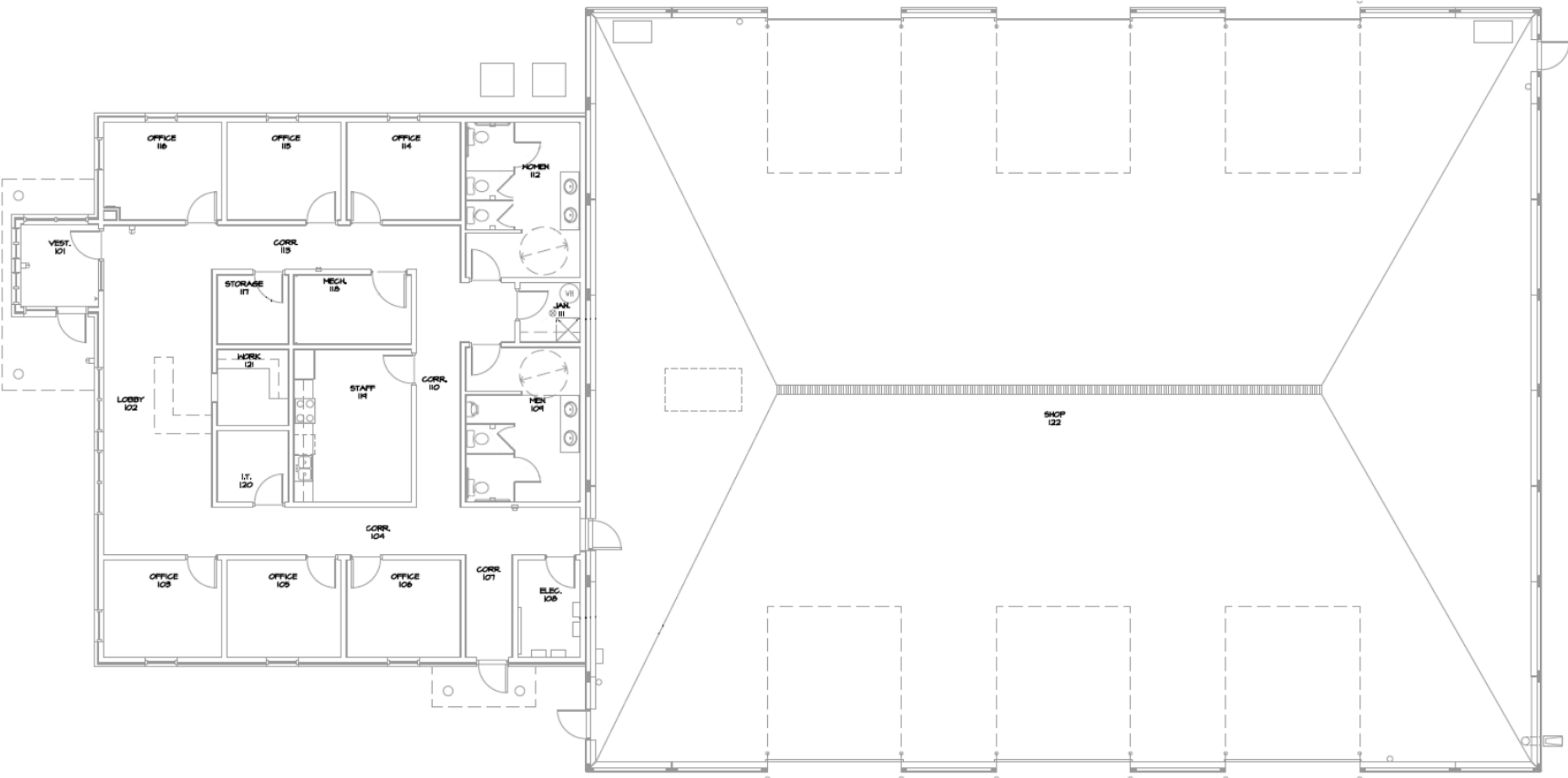
NORTH BUILDING SHOP



STORAGE GARAGE



NORTH BUILDING FLOOR PLAN



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FOR SALE



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